



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2017



GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Marine Close, Leigh on sea

MOST SOUGHT AFTER LOCATION: Castle Estate Agents are pleased to offer for sale this ATTRACTIVE 2 DOUBLE bedroom semi-detached bungalow set in this ideal location and is within easy walking distance to the local shops, bus routes, STATION, SEA FRONT, BROADWAY and benefiting from OFF STREET PARKING.

- 2 Double Bedrooms
- Marine estate
- Westleigh school catchment
- Walk to Broadway
- Walk to sea front
- Semi- detached
- Approx 60ft rear garden
- Ample off street parking
- Walk to Leigh station
- Summer house

£475,000 Freehold

Front aspect

Block paved off street parking for ample cars, outside light, gated side access and door to brick built shed, mature side boarders, hardwood front door with frosted leaded stained glass side panel windows to:

Hallway

Smooth ceiling with cornice coving, wall mounted radiator, loft access, cupboard housing meters, doors leading to further accommodation.

Large Lounge/Diner 26' 8" by 15' 1" (8m 13cm by 4m 60cm), (I)

Smooth ceiling with cornice coving, Upvc double glazed window with blinds to front aspect, feature fireplace with stone effect surround and gas fire inset, 2 x wall mounted radiators, double glazed French doors and side panel windows to the rear aspect with blinds, power points and tv point.

Kitchen/Diner 18' by 11' (5m 49cm by 3m 35cm), Max

Smooth ceiling with cornice coving, Upvc double glazed window to side and rear aspect with blinds, Upvc double glazed door to the rear aspect, eye level and base level units with complementary roll top work surface, inset composite 1 1/4 bowl sink and drainer with mixer taps, tiled splash backs, space and plumbing for washing machine, fridge freezer and dish washer, built in ceramic hob, double oven and over extractor fan, wall mounted radiator, laminate wood flooring, power points, down lighters, wall mounted boiler and spot lights.

Bedroom 1 14' 4" by 13' 3" (4m 37cm by 4m 4cm), (I)

Smooth ceiling with cornice coving, 2 x Upvc double glazed windows to front aspect with blinds, wall mounted radiator, power points, tv point, a range of fitted wardrobes.

Bedroom 2 10' 2" by 9' (3m 10cm by 2m 74cm), (I)

Smooth ceiling with cornice coving, Upvc double glazed leaded window to side aspect, wall mounted radiator, power points, tv point, a range of fitted wardrobes.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Wet room

Upvc obscure double glazed leaded window to side aspect, fully tiled walls, Three piece White suite comprising of a double shower cubicle with wall mounted mains rainfall shower head, floating wash hand basin taps and low level w/c, wall mounted heated towel rail, tiled flooring and down lighters.



Rear garden

Commencing with a paved patio area, outside tap and light. Garden area is approx 60ft, mainly laid to lawn with mature borders, brick built shed, shingled area, summer house, green house, gated side access.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.